

Tsarkov, Alex

From: candace hines [candacehines@aol.com]

Sent: Wednesday, March 23, 2011 3:03 PM

To: Tsarkov, Alex

Subject: Written testimony in support of HB6620 condo bills For Public Hearing 3-25-11

In favor of HB6620, HB1205, HB 1208 Condo Bill

Thank you for your time and your consideration. I own and live in a 5 unit condo association which is self governed by an Executive Committee composed of 3 unit owners. None of whom lives in the complex. One lives in Chicago, one lives in Boston and one lives in a neighboring upscale community. They do have an economic interest but certainly do not view their units as HOME. Common elements can remain in disrepair for years and they do. They do talk about repairs but never really do them. Condo rules are ignored as well. I did sue them once and paid my lawyer as well as part of the fees of the association's lawyer. My side prevailed but the Executive Committee tends to ignore the settlement. Further legal bills they said were caused by ISSUES. I do not know to this day what the issues were. I do not think that their governance behavior is proper but I have no one to go to for advice, guidance. Also sanctions are needed as well. Any help would be appreciated. Laws with teeth would be great. My appreciation for all your help. .Candace Hines

3/23/2011